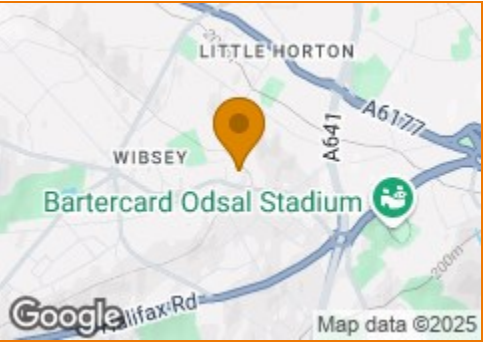


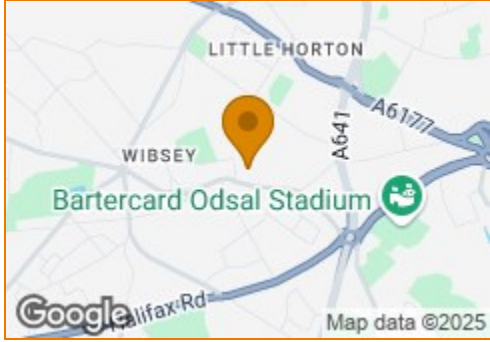
Terrain Map



Hybrid Map



Terrain Map



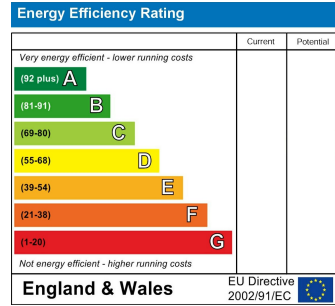
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Hardy Street

Wibsey, Bradford, BD6 1ND

Auction Guide £55,000



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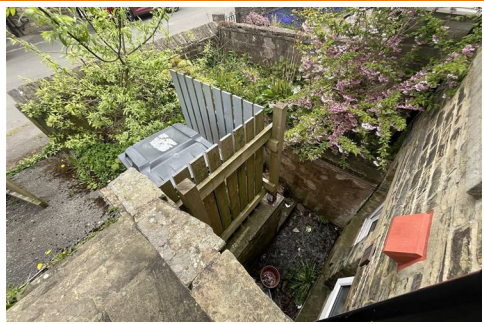
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Auction Guide £55,000



**** OFFERED AS PART OF A COLLECTIVE AUCTION SALE AT THE JOHN SMITHS STADIUM (HUDDERSFIELD) ON MAY 22ND STARTING AT 7PM PROMPT *** LIVE AND FACE TO FACE BIDDING UNDER COMMON/TRADITIONAL AUCTION CONDITIONS *** ARRIVE EARLY TO REGISTER IF YOU WANT TO BID ***

A charming and surprisingly spacious one bedroom, blind and end terrace cottage which in the main has been modernised although would now benefit from remedial work to the lower ground floor accommodation. The split level nature of the living arrangements provide a lounge and kitchen on the ground floor level and the lower ground floor is a generous bedroom and bathroom/en-suite. The fixtures and fittings are modern and there is a gas fired central heating system and sealed unit double glazing to be found at the property. An ideal letting prospect once tanked out correctly at lower ground floor level. Outside to the front is an easily managed cottage style garden.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

14'7" max x 13'6"

A uPVC double glazed door with privacy glass inset allows access into this spacious living room. There are two central heating radiators and a uPVC double glazed picture window positioned to the front elevation, decorative coving, a dado rail, provision for uplights on the walls and the focal point for the room is a traditionally styled fireplace with electric fire inset. An internal door leads through to the kitchen area.

KITCHEN

9'0" x 12'0"

Fitted with a range of wall and base units in a contemporary grey ash style with complementary slate effect working surfaces. There is a four ring gas hob with oven beneath and concealed within one of the units is the Ideal combination boiler. You will also find plumbing for a washing machine, a central heating radiator, stainless steel extractor canopy part tiled splashbacks surrounding the preparation areas and a stainless steel inset sink with mixer tap over which is adjacent to the uPVC double glazed window located on the gable end of the property. An internal door leads to a lobby area.

LOBBY AREA

2'3" x 5'6"

With stairs descending to the lower ground floor and a uPVC double glazed window positioned to the side elevation with privacy glass inset.

LOWER GROUND FLOOR

BEDROOM

14'2" max x 18'1" max

There is a stone feature fireplace with brick inset detail and stone hearth and natural light via the uPVC double glazed window to the front elevation. This has a 'tilt and turn' window opening which can act as an escape in the event of an emergency. There are two central heating radiator and an extraction unit. An internal door leads to the en suite style bathroom.

EN SUITE

6'10" x 5'8"

Fitted with a modern, white three piece suite comprising pedestal hand wash basin with mixer tap over, a low flush wc and a panel bath with mixer shower attachment over. There is a glass splashscreen, tiled walls, a central heating radiator, a linen cupboard, extraction and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a small and easily managed cottage style garden located at the front of the property.

TENURE

We understand that the property is a freehold arrangement. A contract pack will be available prior to the sale.

AUCTION INFORMATION

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

GUIDE PRICE

GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

VIEWING ARRANGEMENTS

Auction block viewings on Tuesdays the 13th & 20th May along with Saturday 17th May at 11.15am prompt. You do not need to pre register to attend.

